

WARRANTY DEED

Know All Men By These Presents

023926

TRANSFER
TAX
PAID

48-379

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That we, Charles M. Stevens, Janet George, and Annie Shepherd, of Waterville in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by John R. Joseph & Sons, Inc., a Maine Corporation, with a place of business in Waterville, County of Kennebec and State of Maine, and whose mailing address is 74 Front Street, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said John R. Joseph & Sons, Inc., its successors and assigns forever.

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine, more particularly described as follows:

Beginning at a stone monument at the intersection of the southerly line of Union Street and the westerly line of Front Street; thence southerly along the westerly line of Front Street forty-two (42) feet to an iron pin; thence westerly ninety-seven and eight-tenths (97.8) feet to an iron pin; thence northerly fifty-six (56) feet to an iron pin in the southerly line of Union Street; thence easterly along the southerly line of Union Street eighty-five and three-tenths (85.3) feet to the point of beginning; reserving from these premises a right of way six (6) feet in width along the northerly side of the southerly line, and granting a right of way six (6) feet in width southerly of the southerly line, making a right of way twelve (12) feet in width to be used in common by the owner of the premises conveyed herein and the owner of the adjacent parcel on the southerly side, their heirs and assigns.

BEING the same premises acquired by Charles Stevens, Janet George and Annie Shepherd (Shepard) by Personal Representative Deed from Charles Stevens as Personal Representative of the Estate of James Stevens dated August 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3214, Page 116.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said John R. Joseph & Sons, Inc., its successors and assigns, to it and its use and behoof forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Charles M. Stevens, Janet George, and Annie Shepherd, have hereunto set our hands and seals this 11th day of October, 1995.

Signed, Sealed and Delivered
in the presence of

Kim Carnie
Witness

Kim Carnie
Witness

Kim Carnie
Witness

Charles M. Stevens
Charles M. Stevens

Janet George
Janet George

Annie Shepherd
Annie Shepherd (a/k/a Annie Shepard)

STATE OF MAINE
County of Kennebec, ss.

October 11th, 1995.

Personally appeared before me on the day and year aforesaid the above-named, Charles M. Stevens, Janet George, and Annie Shepherd, and acknowledged that the foregoing instrument to be their free act and deed.

Before me,

Richard J. Elias
Notary Public

Printed name: RICHARD J. ELIAS
My comm. exp: 10-2-1995

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